

# SPACE AVAILABLE FOR LEASE



PROPOSED



EXISTING

## SPACE AVAILABLE FOR LEASE 3787 Pearl Road Cleveland, Ohio

### Property Highlights

- Join New Family Dollar Store
- Retail, Office or Medical Space Available for Lease
- 4,760 SF Available (68' Frontage by 70' Deep), Will Divide
- Area Retailers Include CVS, Huntington Bank, Best Cuts, McDonalds, Wendy's and Georgio's
- Signalized Traffic Light at Entrance of Property
- Plenty of Off-Street Parking at Front Door
- Located in the Heart of the Brooklyn Centre Historic District
- 1/2 Mile South of MetroHealth Medical Center

### Demographics:

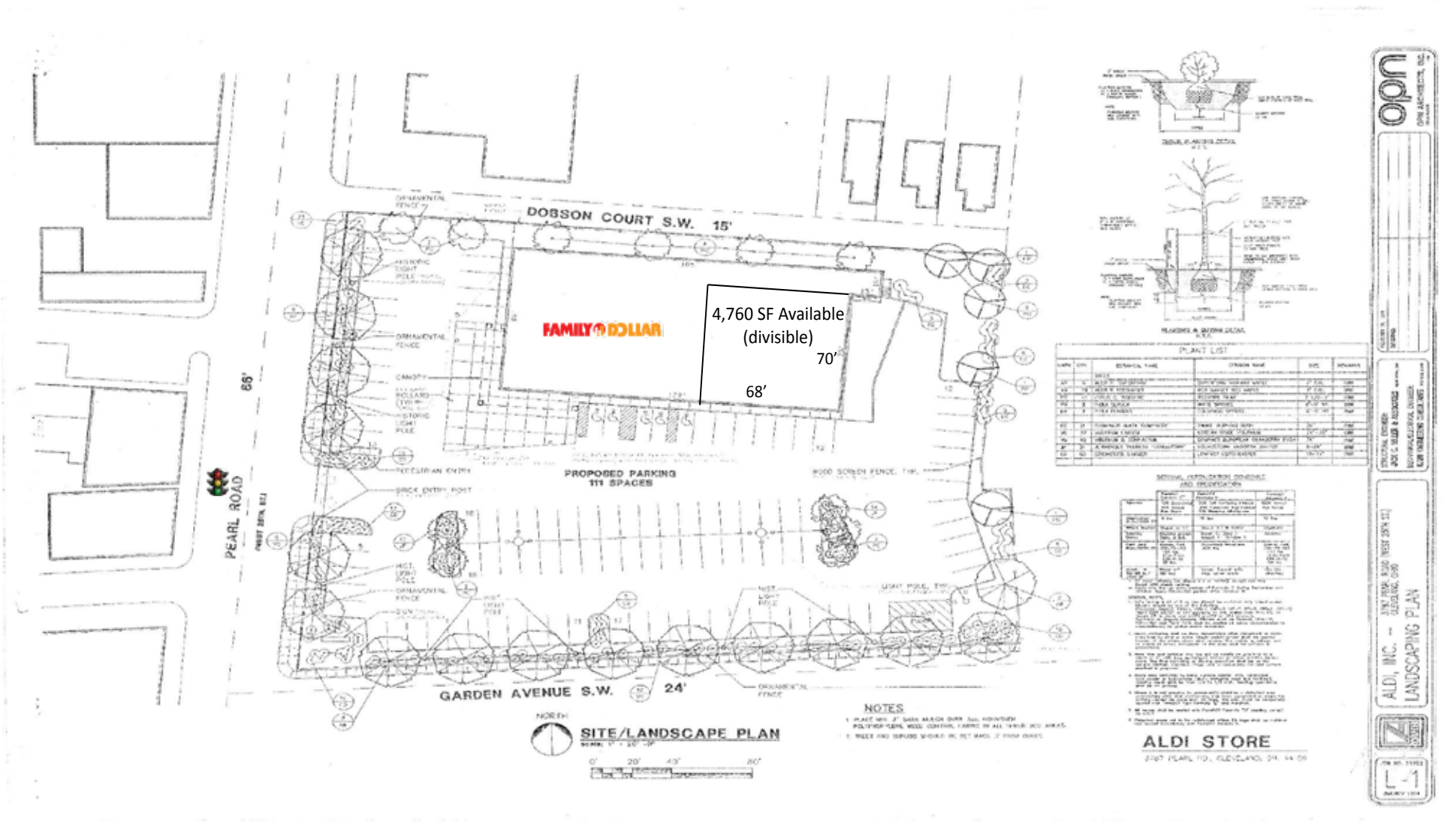
Estimated Population	Daytime Employees	Average HH Income
2 Miles: 58,237	2 Miles: 16,262	2 Miles: \$62, 756
3 Miles: 127,266	3 Miles: 49,261	3 Miles: \$71,459
4 Miles: 221,554	4 Miles: 152,401	4 Miles: \$69,515



### Contact Agent:

Brad Kowit  
 216.514.1400 x102  
 bkowit@kowitzrealstate.com

# SPACE AVAILABLE FOR LEASE SITE PLAN

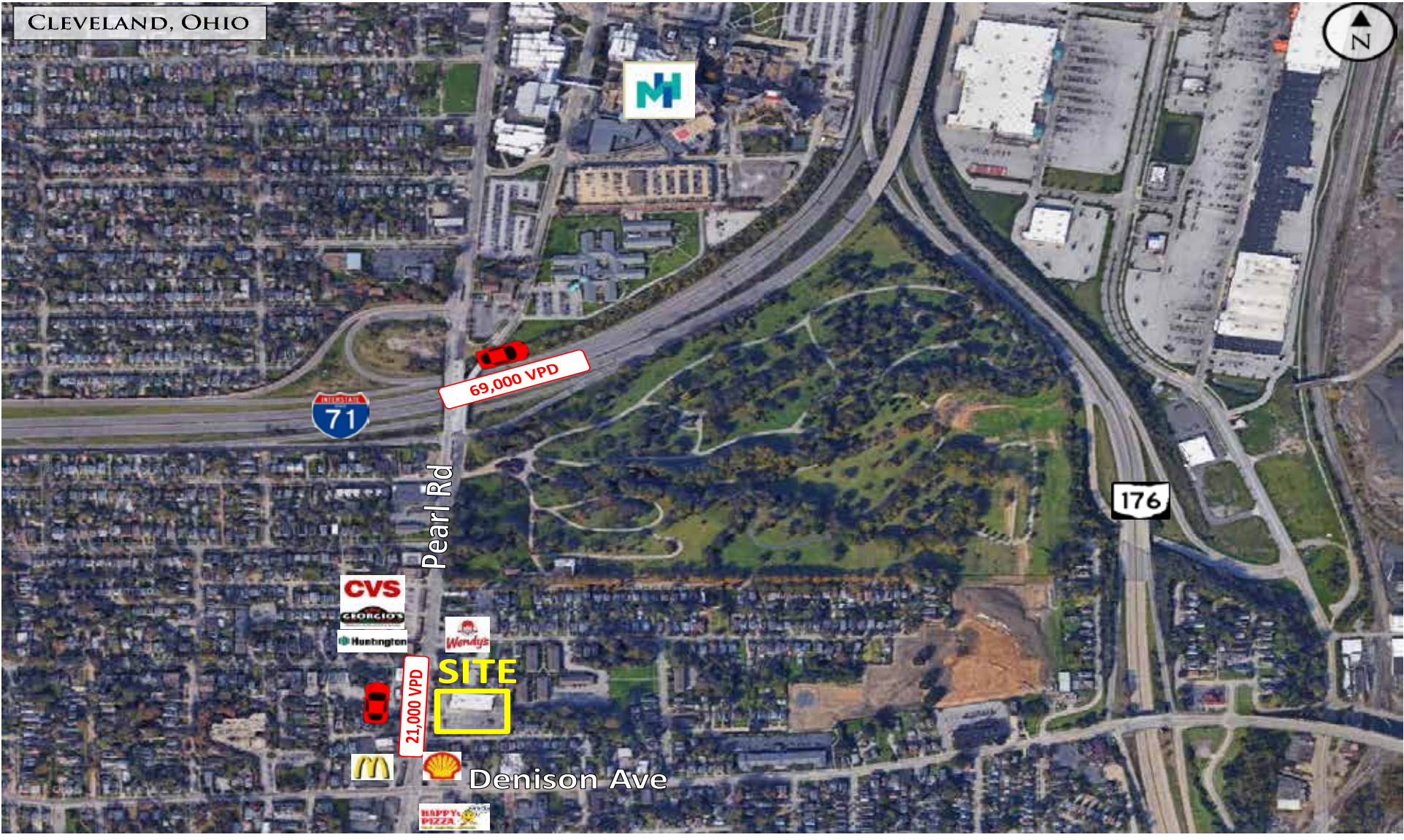


**KOWIT & COMPANY**  
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B  
Mayfield Heights, Ohio 44124  
P: 216.514.1400 | www.kowitrealestate.com

Contact Agent:  
Brad Kowit  
216.514.1400 x102  
bkowit@kowitrealestate.com

# SPACE AVAILABLE FOR LEASE AERIAL



**KOWIT & COMPANY**  
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B  
Mayfield Heights, Ohio 44124  
P: 216.514.1400 | [www.kowitrealestate.com](http://www.kowitrealestate.com)

Contact Agent:

Brad Kowit  
216.514.1400 x102  
[bkowit@kowitrealestate.com](mailto:bkowit@kowitrealestate.com)

# SPACE AVAILABLE FOR LEASE

## DEMOGRAPHICS

<b>3787 Pearl Rd Cleveland, OH 44109</b>	<b>2 mi radius</b>	<b>3 mi radius</b>	<b>4 mi radius</b>
<b>Population</b>			
2023 Estimated Population	58,327	127,266	221,554
2028 Projected Population	57,951	127,581	221,081
2020 Census Population	62,211	130,409	224,141
2010 Census Population	63,965	133,340	227,153
Projected Annual Growth 2023 to 2028	-0.1%	-	-
Historical Annual Growth 2010 to 2023	-0.7%	-0.4%	-0.2%
<b>Households</b>			
2023 Estimated Households	26,219	57,998	102,279
2028 Projected Households	26,385	59,293	104,881
2020 Census Households	26,333	56,827	99,183
2010 Census Households	25,711	55,070	93,947
Projected Annual Growth 2023 to 2028	0.1%	0.4%	0.5%
Historical Annual Growth 2010 to 2023	0.2%	0.4%	0.7%
<b>Age</b>			
2023 Est. Population Under 10 Years	12.3%	11.7%	12.0%
2023 Est. Population 10 to 19 Years	12.5%	11.7%	11.4%
2023 Est. Population 20 to 29 Years	15.6%	16.0%	17.6%
2023 Est. Population 30 to 44 Years	22.7%	23.1%	22.5%
2023 Est. Population 45 to 59 Years	18.0%	17.9%	17.2%
2023 Est. Population 60 to 74 Years	14.4%	14.8%	14.2%
2023 Est. Population 75 Years or Over	4.5%	4.8%	5.0%
2023 Est. Median Age	34.9	35.5	34.8
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	49.7%	49.8%	49.8%
2023 Est. Female Population	50.3%	50.2%	50.2%
2023 Est. Never Married	47.7%	48.9%	51.0%
2023 Est. Now Married	28.3%	27.4%	26.4%
2023 Est. Separated or Divorced	18.2%	18.1%	17.4%
2023 Est. Widowed	5.9%	5.6%	5.2%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	3.6%	5.9%	5.4%
2023 Est. HH Income \$150,000 to \$199,999	5.0%	5.3%	5.1%
2023 Est. HH Income \$100,000 to \$149,999	9.7%	10.7%	10.8%
2023 Est. HH Income \$75,000 to \$99,999	11.4%	11.7%	11.6%
2023 Est. HH Income \$50,000 to \$74,999	15.6%	15.2%	16.2%
2023 Est. HH Income \$35,000 to \$49,999	14.6%	13.2%	12.9%
2023 Est. HH Income \$25,000 to \$34,999	11.6%	11.0%	10.3%
2023 Est. HH Income \$15,000 to \$24,999	10.8%	10.1%	9.9%
2023 Est. HH Income Under \$15,000	17.7%	16.9%	17.9%
2023 Est. Average Household Income	\$62,756	\$71,459	\$69,515
2023 Est. Median Household Income	\$48,470	\$52,379	\$52,235
2023 Est. Per Capita Income	\$28,280	\$32,690	\$32,440
2023 Est. Total Businesses	1,672	4,406	10,259
2023 Est. Total Employees	16,262	49,261	152,401



6009 Landerhaven Drive, Suite B  
 Mayfield Heights, Ohio 44124  
 P: 216.514.1400 | www.kowitrealestate.com

Contact Agent:

Brad Kowit  
 216.514.1400 x102  
 bkowit@kowitrealestate.com

# SPACE AVAILABLE FOR LEASE AREA MAP



**KOWIT & COMPANY**  
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B  
Mayfield Heights, Ohio 44124  
P: 216.514.1400 | [www.kowitrealestate.com](http://www.kowitrealestate.com)

Contact Agent:

Brad Kowit  
216.514.1400 x102  
[bkowit@kowitrealestate.com](mailto:bkowit@kowitrealestate.com)